



Hansell Drive, Dorridge

Guide Price £725,000





PROPERTY OVERVIEW

Introducing this meticulously designed, significantly extended and renovated modern four-bedroom, two-bathroom detached house located within walking distance to the vibrant Dorridge Village. Boasting elegance and functionality, this property sits gracefully behind a large tarmac driveway, ensuring ample parking space for multiple vehicles. Upon entry through the porch, you are welcomed into a spacious hallway with Karndean flooring (newly fitted in August 2025) from which you can access a sizeable lounge at the front, a conveniently located study, and a brand new guest WC for added convenience. The heart of the home lies at the rear, where an expansive open plan kitchen/dining with Karndean flooring, and living area with underfloor and Amtico flooring offers panoramic views of the garden, creating a seamless transition between indoor and outdoor living spaces. A practical large utility room provides additional support to this area. Ascending the staircase, you will find four generously sized double bedrooms, each offering comfort and tranquillity. Two modern bathrooms both fitted with Amtico luxury vinyl flooring cater to the needs of the household, with one being en-suite to the principal bedroom, adding a touch of luxury to every-day living.



Outside, a well-proportioned garden awaits with Italian Porcelain patio, providing an ideal space for relaxation and outdoor activities. Located in the garden is a garden room, currently used as a dog grooming parlor which is fully insulated, has water, drainage and electricity, which could be easily converted to garden office/room and a large heavy duty bespoke shed providing additional storage space. Located within walking distance of Dorridge Train Station and the charming Dorridge Village, residents are granted easy access to various amenities and transportation links. Furthermore, residing within the prestigious Arden Academy catchment area ensures access to exceptional educational opportunities for families. In summary, this thoughtfully crafted property offers contemporary living spaces, practical amenities, and a desirable location, making it a truly remarkable opportunity for anyone seeking a modern lifestyle within a thriving community. Schedule a viewing today to experience the charm and functionality of this exceptional home firsthand.





PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: E

Tenure: Freehold



- Modern Four Double Bedroom Two Bathroom Detached House Located Within Walking Distance To Dorridge Village
- Significantly Extended And Renovated Throughout
- Set Behind A Large Tarmac Driveway Providing Parking For Multiple Vehicles
- Large Lounge To The Front, Separate Study & Guest WC
- To The Rear Large Open Plan Kitchen/Dining & Living Area With Views Over The Garden
- Upstairs There Are Four Double Bedrooms, Family Bathroom & Ensuite To the Principal Bedroom
- To The Rear Of The Property Is A Well Proportioned Garden, With Garden Room and Bespoke Heavy Duty Shed
- Located Within Walking Distance To Dorridge Train Station & Dorridge Village
- Set Within The Prestigious Arden Academy Catchment Area

PORCH

HALLWAY

WC

LOUNGE

19' 10" x 11' 8" (6.05m x 3.56m)

STUDY

10' 11" x 7' 2" (3.33m x 2.18m)

KITCHEN

18' 10" x 9' 9" (5.74m x 2.97m)

DINING AREA

9' 6" x 9' 2" (2.90m x 2.79m)

LIVING AREA

9' 2" x 9' 2" (2.79m x 2.79m)

UTILITY ROOM

8' 3" x 7' 9" (2.51m x 2.36m)



FIRST FLOOR

PRINCIPAL BEDROOM

12' 0" x 10' 10" (3.66m x 3.30m)

ENSUITE

8' 1" x 5' 7" (2.46m x 1.70m)

BEDROOM TWO

16' 8" x 9' 5" (5.08m x 2.87m)

BEDROOM THREE

10' 9" x 9' 5" (3.28m x 2.87m)

BEDROOM FOUR

12' 0" x 10' 6" (3.66m x 3.20m)

BATHROOM

13' 8" x 6' 2" (4.17m x 1.88m)

TOTAL SQUARE FOOTAGE

166.0 sq.m (1787 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN

GARDEN ROOM

8' 2" x 11' 6" (2.50m x 3.50m)

Insulated and has electricity, water and drainage.

LARGE HEAVY DUTY BESPOKE SHED



ITEMS INCLUDED IN THE SALE

Neff integrated hob, extractor, fridge/freezer, underfloor heating (in new section of the kitchen and living area), garden shed (heavy duty and bespoke with integrated shelving), garden room which is insulated, has electricity, water and drainage (currently fitted out as a dog grooming parlor, which could be converted into a garden office), all carpets and fitted blinds and some light fittings.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded with lighting.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

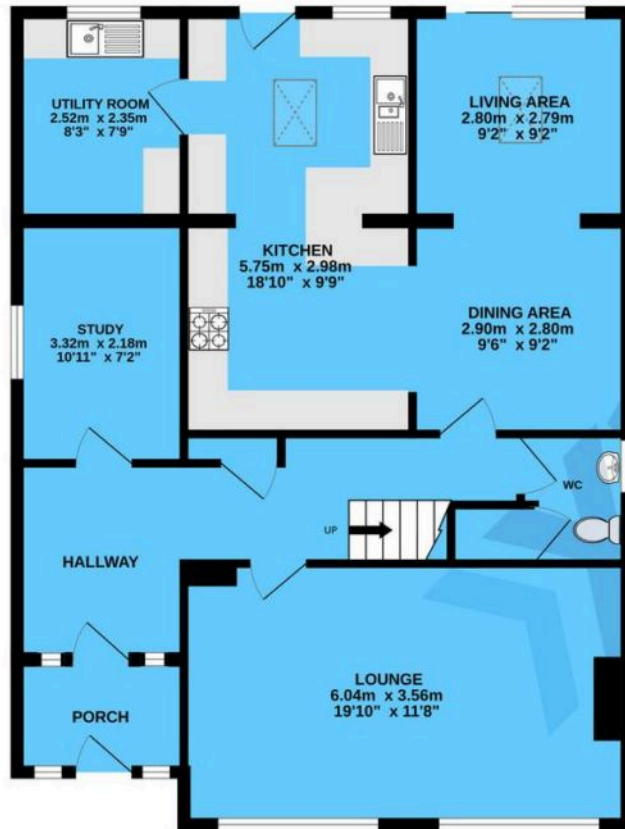
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

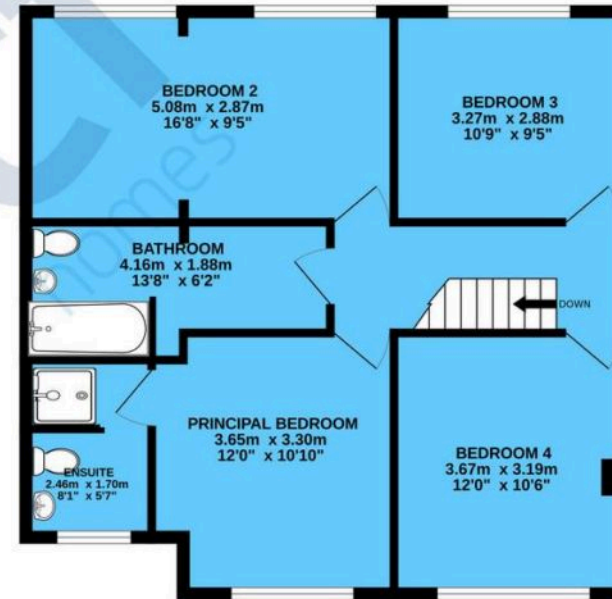
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 166.0 sq.m. (1787 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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